157.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,605,500 / 1,605,500
					USE VALUE:	1,605,500 / 1,605,500
					ASSESSED:	1,605,500 / 1,605,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
291		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ST PAULS LUTHERAN CHURCH
Owner 2:	
Owner 3:	
Street 1:	929 CONCORD TURNPIKE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 38,653 Sq. Ft. of land mainly classified as Rectory with a Colonial Building built about 1952, having primarily Brick Veneer Exterior and 2214 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
961	38653.000	387,900		1,217,600	1,605,500
Total Card	0.887	387,900		1,217,600	1,605,500
Total Parcel	0.887	387,900		1,217,600	1,605,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 725.16 | /Parcel: 725.1

Legal Description

User Acct

104185

GIS Ref

GIS Ref

Insp Date

05/03/00

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 157.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	961	FV	387,600	0	38,653.	1,217,600	1,605,200	1,605,200	Year End Roll	12/18/2019
2019	961	FV	291,500	0	38,653.	1,217,600	1,509,100	1,509,100	Year End Roll	1/3/2019
2018	961	FV	291,500	0	38,653.	1,026,200	1,317,700	1,317,700	Year End Roll	12/20/2017
2017	961	FV	291,500	0	38,653.	939,300	1,230,800	1,230,800	Year End Roll	1/3/2017
2016	906	FV	291,500	0	38,653.	800,100	1,091,600	1,091,600	Year End	1/4/2016
2015	906	FV	157,100	0	38,653.	695,800	852,900	852,900	Year End Roll	12/11/2014
2014	906	FV	157,100	0	38,653.	643,600	800,700	800,700	Year End Roll	12/16/2013
2013	906	FV	157,100	0	38,653.	612,300	769,400	769,400		12/13/2012

!12260!

PRINT

Date	Time
12/11/20	02:21:49

LAST REV

Date	Time
03/11/16	08:57:49

mmcmakin

12260

USER DEFINED

Prior Id # 1:	104185
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9617-301		6/18/1960	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/9/2008	341	Re-Roof	7,500			G9	GR FY09	
8/12/2004	773	Manual	15,000					repair balcony and
2/12/2001	105	Alterati	6,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2000	Meas/Inspect	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
961	Rectory		38653		Sq. Ft.	Site		0	70.	0.45	7			Med. Tr	-10					1,217,570						1,217,600	

Total AC/HA:	0.88735	Total SF/SM:	38653	Parcel LUC:	961	Rectory	Prime NB Desc:	ARLINGTON	Total: 1,217,570	Spl Credit	Total: 1,217,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	22.67	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12425470
Const Adj.:	1.02239776
Adj $ / SQ:	143.679
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	501657
Depreciation:	113726
Depreciated Total:	387932

COMMENTS

PARSONAGE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

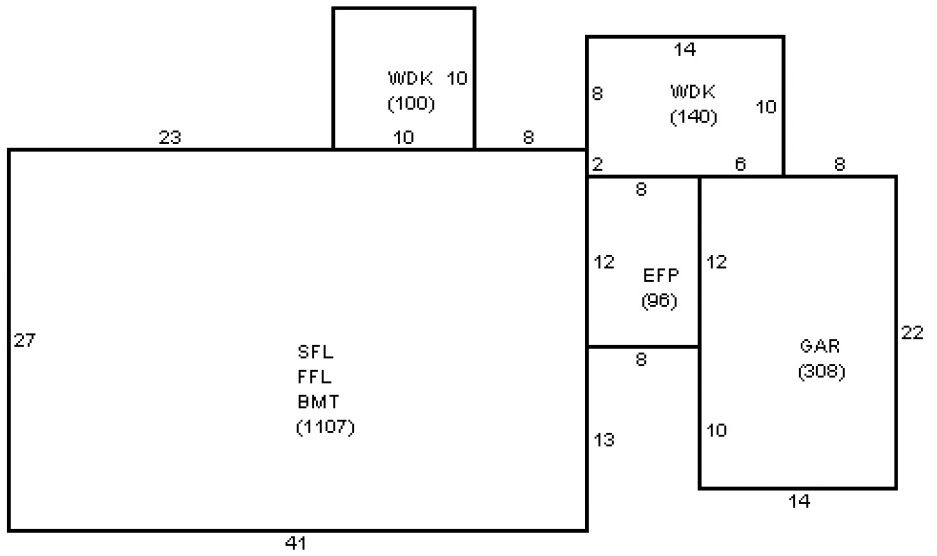
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	158.05
Special Features:	0	Val/Su Net:	97.83
Final Total:	387900	Val/Su SzAd	175.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,107	43.100	47,716
FFL	First Floor	1,107	143.680	159,053
SFL	Second Floor	1,107	143.680	159,053
GAR	Garage	308	23.630	7,279
WDK	Deck	240	10.390	2,495
EFP	Enclos Porch	96	56.830	5,456
	Net Sketched Area:	3,965	Total:	381,052
Size Ad	2214	Gross Are	3965	FinArea 2214

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc